

**BOARD OF ZONING APPEALS
CITY OF WILLMAR, MN
MONDAY, JUNE 17, 2013**

MINUTES

1. The Willmar Board of Zoning Appeals met on Monday, June 17, 2013 at 5:00 p.m. at the City Office Building.

**** Members Present:** Ross Magnuson, Larry Brown, Beverly Dougherty, and Joe Hartmann.

**** Members Absent:** Mark Suedbeck.

**** Others Present:** Nathan Doscher, and Megan M. DeSchepper- Planner.

2. REORGANIZATION: Mr. Brown made a motion, seconded by Ms. Dougherty to nominate Mr. Magnuson as Chair.

The motion carried.

Mr. Magnuson made a motion, seconded by Mr. Hartmann, to nominate Mr. Brown as Vice Chair.

The motion carried.

3. DOSCHER GARAGE SETBACK VARIANCE- FILE NO. 13-01: The public hearing opened at 5:01 p.m. Nathan Doscher presented his request for a garage setback of 1' from the side (south) and rear (west) property line on property described as Lot 9, Harris subdivision of Willmar (628 Oak Lane NW). Mr. Doscher explained that he would remove the existing single stall garage which is 1' off the side (south) property line and shed behind it and build a two stall garage 1' off the side and rear. Mr. Doscher stated that he'd like the garage as deep as possible on the lot to allow a drive lane/clearance into the garage without hitting the existing deck behind the house.

No one appeared to speak for or against the request, and the public hearing closed at 5:09 p.m.

Staff comments were reviewed and discussed (see Attachment A).

The Board talked about the tight fit of narrow older lots in the community. They talked about the existing setback of the garage and that the new garage would be no nearer the side line than it currently is.

Ms. Dougherty made a motion, seconded by Mr. Brown, to approve the 1' side (south) and rear (west) setback as requested.

The reasoning the Board gave for approving the variance was that the setback would match the setback of the garage that has been on the site for decades. They stated it would be difficult to access the garage and meet the setbacks. On the tight older smaller lots the allowances are warranted.

The motion carried.

4. MISCELLANY: Staff reviewed the amendment to the Zoning Ordinance last year regarding variance standards and further explained State Statute changes. The definition of practical difficulties was discussed.
5. There being no further business to come before the Commission, the meeting adjourned at 5:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Megan M. DeSchepper".

Megan M. DeSchepper, AICP
Planner/Airport Manager

BOARD OF ZONING APPEALS- JUNE 17, 2013

STAFF COMMENTS

1. DOSCHER GARAGE SETBACK VARIANCE- FILE NO. 13-01:

- The applicant is Nathan Doscher, Willmar, MN.
- The applicant is requesting to allow construction of a new detached garage at a 1' setback from the side (south) and rear (west) property line on property described as: Lot 9, Harris Subdivision of Willmar (628 Oak Lane NW.).
- The Zoning Ordinance stipulates residential detached accessory structures shall be setback a minimum of 5' from the property line.
- The current one stall detached garage is approximately 1' to 2' from the property side (south) property line. Mr. Doscher proposes removing the existing garage.

RECOMMENDATION: Review variance standards in Section 9.D.3.a.1-4 to see if there are practicable difficulties, reasonableness, uniqueness, and essential character.